

# Brookline Preservation Commission

## Demolition Application Report

Address: 11 White Place

Applicant: Cheryl Anne Snyder

Building Type: House (partial)

National Register Listing (if Applicable): White Place NR District



### Historical/Architectural Significance:

White Place is a unique neighborhood of mid-19<sup>th</sup> century vernacular architecture and workers' housing which developed in response to the emerging importance of Brookline Village as the town's major commercial and civic center. White Place is isolated from the rest of Brookline Village by the MBTA line to the south and the significant change in elevation along Davis Avenue to the north. As a result, the street is one of small lots with tightly packed homes which has a scale and character that stands apart from the surrounding village. White Place is considered to have one of the larger concentrations of mid-nineteenth vernacular architecture in Brookline as one half of its structures pre-date 1866.

The lot at 11 White Place was originally developed c. 1860-61 when D.W. Phelps, a carpenter, constructed a home there. By 1874, the home was owned by Solomon Burt, a grocer with a store on Washington Street. The home changed hands again by 1881, sold to Alex Morrow, a teamster. This pattern of frequent resident turnover was characteristic for the neighborhood, home to upwardly mobile working class people who often moved on to more affluent neighborhoods in town.

In 1886, the grade of White Place was raised substantially in connection with a bridge widening. At that time the road and all of the lots were raised to meet the height of the bridge at a public expense of \$12,000. This may be the cause of slight alterations to the siting of the houses in relation to the street, noticeable in the 1888 atlas. Between 1874 and 1888 the footprint of 11 White Place also changed. Though no permits could be located, it is likely that the house was either significantly altered or entirely rebuilt during that period.

The 2 story, gable front home is a simple vernacular structure with sparse architectural details. The front porch, likely a later addition, has turned wooden posts. The home retains its wood clapboard siding. In 2014, 8 windows in the home were replaced including all of the façade windows. The replacements are 1/1 wood windows with PVC trim.

The house at 11 White Place meets the following criteria for an initial determination of significance:

- b. The building is listed on or is within an area listed on the National or State Registers of Historic Places; is eligible for listing on the National or State Registers of historic places; or is a building for which a preliminary determination of eligibility has been made by the Massachusetts Historical Commission;
- c. The building is associated with one or more significant historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the Town or Commonwealth; and
- d. The building is historically or architecturally significant in terms of its period, style, method of construction, or its association with a significant architect or builder, either by itself or as part of a group of buildings.

The building retains integrity of location, design, setting, feeling, workmanship and association.

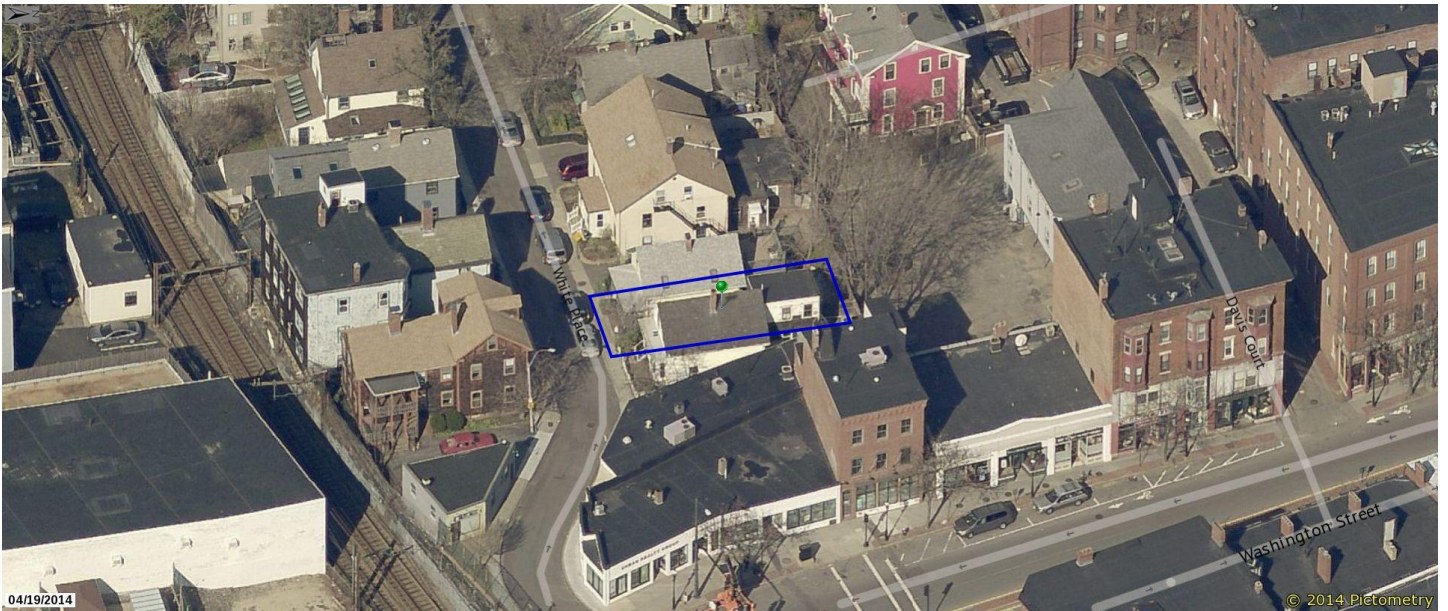
At the hearing on October 27<sup>th</sup>, the Commission found 11 White Place to be significant and imposed an 18 month demolition stay on the property. In November the applicants requested a lift of the stay of demolition based on plans to add a second story addition to the rear of the building. This addition adds a second story to the existing flat-roofed single story ell to the rear, connecting to the main house at the second floor via a shed dormer on the right elevation.

Aerial view of 11 White Place, looking north.





Aerial view of 11 White Place, looking west.



Aerial view of 11 White Place, looking south.





Aerial view of 11 White Place, looking east.



11 White Place, facade





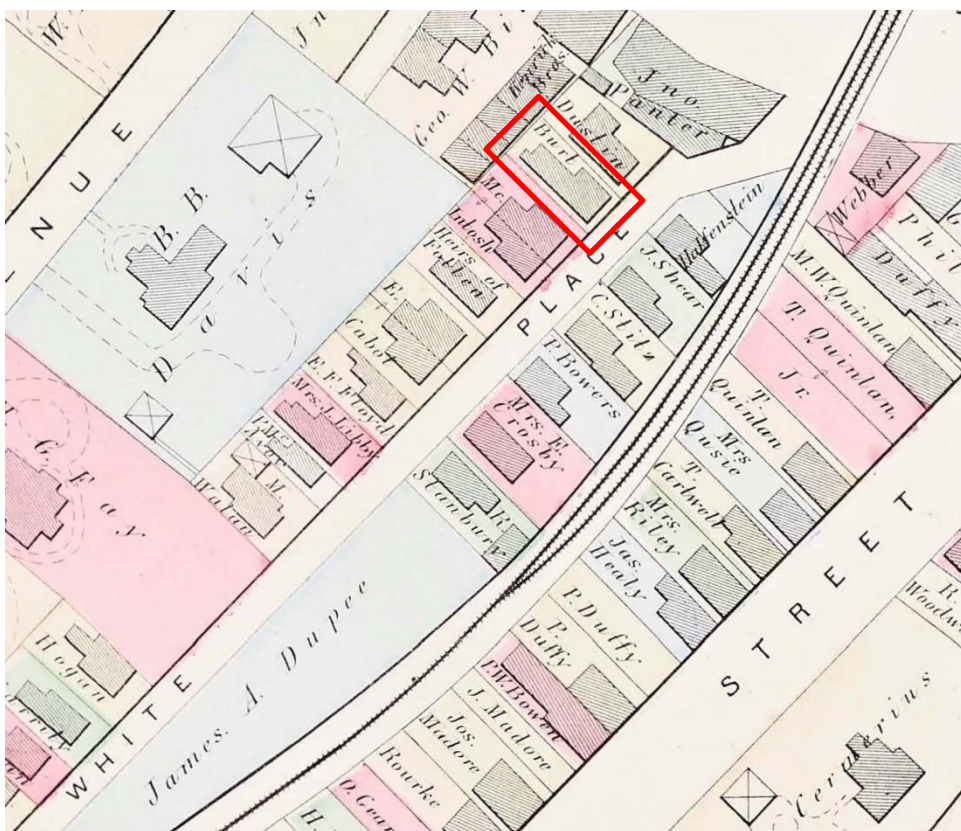
Streetscape views of 11 White Place, from west (top) and east (bottom)



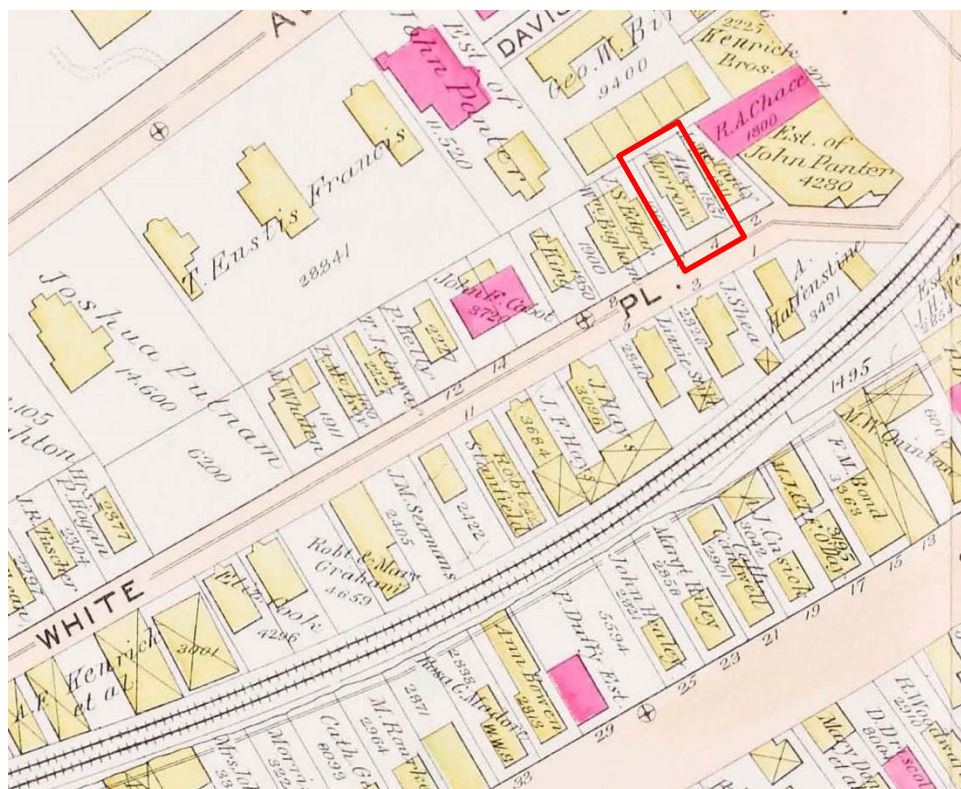




View from the street to the rear of 11 White Place, along the west side.



1874 Bromley Atlas



1893 Bromley Atlas





*White Place houses dating from the 1860's*



Photos of 11 & 9 White Place, from the 1980's (top) and 2020 (bottom).